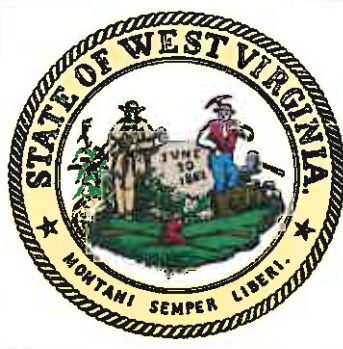


WEST VIRGINIA DIVISION OF GENERAL SERVICES

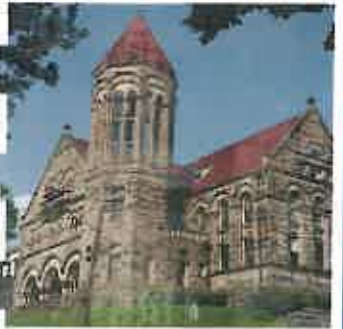
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Building 8
Governor's Mansion
Roof Project

RECEIVED
2019 FEB -5 AM 10:11
WV PURCHASING
DIVISION



MCKINLEY
ARCHITECTURE + ENGINEERING



February 4, 2019

Melissa K. Pettrey
Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Ms. Pettrey and Members of the Selection Committee;

McKinley Architecture and Engineering are pleased to provide the General Services Division with our Expression of Interest for Architectural and Engineering evaluation and design and construction phase services for the restoration of the roof of Building 8, the Governor's Mansion. Your project will be led by **Christina Schessler, AIA, LEED AP BD+C**, whom is a **Historic Preservation Specialist** and an **Architect**. As you review this submission, we emphasize the following strengths of McKinley Architecture and Engineering with respect to your project:

Historic Preservation is a passion for our firm. McKinley Architecture and Engineering has been designing restoration and renovation projects since 1981. With offices in **Charleston** and **Wheeling, WV** and **Pittsburgh, PA**, we support a professional staff of **Architects, a Historic Preservationist, Engineers, Construction Administrators, specialized LEED Accredited Professionals, and more.**

We have been involved with many different renovation projects, including multiple types of **roof renovation and water / moisture penetration projects**, which allow us to use that experience in your project. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic buildings. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia)**! We have completed historic projects throughout the state, and have worked on many buildings that are over 100 (and even buildings over 150) years old.

We are committed to **saving and rehabilitating our past.** Projects such as the Maxwell Centre and the Orrick Building were built by following the Secretary of the Interior Standards, and these buildings both won awards from the American Institute of Architects. The Maxwell Centre also won a Governor's Award for Historic Preservation, a Friends of Wheeling - Architectural Preservation Award, a Wheeling Victorian Society - Property Improvement Award for Adaptive Reuse, a Civitans Award - Grand Victorian Property Improvement Award, a City Council & Mayor's Award for Preservation, and a City of Hope Preservation Award.

McKinley Architecture and Engineering completed the restoration to what many consider the most historically important building in the State of West Virginia - Independence Hall in Wheeling; known as the Birthplace of West Virginia. This was built in 1859, added to the **National Register of Historic Places** in 1970, and was designated as a **National Historic**

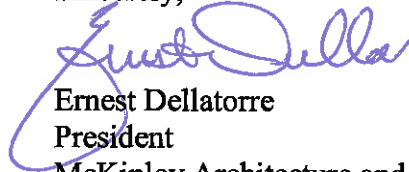
Landmark in 1988. The project started with an initial assessment and we gave our recommendations for the needed restorations. This stone structure was restored inside and out using careful research and coordination with the State Historic Preservation Office. **A combination of water intrusion conditions existed at the beginning of the restoration of Independence Hall. The building had a failed roofing system, moisture penetration, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. Restoration work of the building addressed all of these issues, and more.** On September 23, 2011, McKinley Architecture and Engineering was presented with the **2011 Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.**

For the relighting project of the Wheeling Suspension Bridge, a **National Historic Landmark** built in 1849, we won an Illuminating Engineering Society of North America's 2002 International Illumination Design Award of Merit, as well as a Best Outdoor Lighting Project award from the Electric League of Western Pennsylvania.

With experience in historical preservation projects in so many different building types, we have gained the knowledge and insight to evaluate these unique project types, which helps us anticipate unforeseen existing elements that may occur in a renovation project.

Thank you for reviewing our submission and considering McKinley Architecture and Engineering for your project. We are very excited about the possibility of working with you again.

Sincerely,



Ernest Dellatorre
President

McKinley Architecture and Engineering
(304) 340-4267
edellatorre@mckinleydelivers.com

Corporate Information

Firm History

Founded in 1981, McKinley Architecture and Engineering (McKinley & Associates) is a multi-discipline **full service Architectural & Engineering firm**, offering comprehensive professional services in **Architecture, MEP Engineering, Commissioning, Interior Design, LEED Design, Planning, Construction Administration, and more**. We have a broad range of skill and experience for projects involving historic, governmental, commercial, recreational, hospitality, manufacturing, industrial, educational, retail, development, and much more. Over the years, our firm won multiple **State and National awards and recognitions** for our designs.



Firm Information

Ernest Dellatorre
President

Tim Mizer, PE, RA, QCxP
Director of Engineering

Patrick J. Rymer, AIA, ALEP
Director of Architecture

Date of Incorporation

July 1, 1981
Wheeling, West Virginia

Professionals on Staff

Architects
Engineers
Arch./Eng. Designers
Historic Preservationist
Construction Admins.
LEED AP BD+C
ALEP (CEFP)
REFP
Interior Designer
Commissioning Provider

Locations

32 Twentieth Street
Suite 100
Wheeling, WV 26003
P: 304-233-0140
F: 304-233-4613

129 Summers Street
Suite 201
Charleston, WV 25301
P: 304-340-4267

100 Bradford Road
Suite 400
Wexford, PA 15090
P: 724-223-8250

Credentials

McKinley Architecture and Engineering is a member of the following **organizations**:

A4LE (formerly CEFP), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more

Follow Us

www.McKinleyDelivers.com

www.Facebook.com/McKinleyDelivers

www.Linkedin.com/company/McKinleyDelivers

Instagram: @McKinleyDelivers



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Quality Control

Quality control at McKinley Architecture and Engineering is a constant process which **begins with the initial project activity and continues through document submissions, bidding, construction and owner occupancy.** The longevity and size of the firm and our history of success completing complex and innovative projects is founded upon our commitment to this process.

During the design phases, all personnel become fully versed in the client's program, project requirements and design standards. The design team is responsible for identifying for the West Virginia General Services Division any potential conflicts between program criteria and design standards and resolving those conflicts to your satisfaction.



As the schematic/concept plans are developed, Christina Schessler, your Project Manager, will present plans for review and comments to a plan group depending on the nature of the work; e.g. engineers commenting on the engineering and architects critiquing the architecture (*a peer review with architects and a construction administrator is seen to the left*). Once a consensus is reached, the plans advance in the process.

Prior to the completion of each phase, a set of project documents is issued to each discipline for coordination, cross-checking and review. The following items are checked at that time:

- Drawings and specifications for program compliance.
- Drawings and specifications for internal coordination.
- Cost effectiveness of the design.
- Drawing accuracy.
- Compliance with appropriate codes and client standards.

After coordination check corrections are completed, Christina will review the documents and compare the completed documents with check prints to verify that corrections have been made in accordance with the project design criteria. A review set will be sent to the West Virginia General Services Division, the Fire Marshal and other governing authorities for preliminary review.

During the subsequent phases of design, all items are checked by persons other than those performing the daily design work in order to provide fresh insight. Prior to the final release of the documents, revisions are once again checked by the Project Manager and appropriately referenced on the drawings. Copies of the final documents will be distributed to the West Virginia General Services Division for final review and approval. A set is sent to the Fire Marshal and other governing authorities for final review comments. Comments are incorporated into the documents prior to issuance for advertising, bidding and construction.

Bid documents are issued after a final check to verify that all bid packages have current revisions included and are appropriately identified. Bid sets are numbered and registered to bidders so that each bidder may be kept informed of clarifications and addenda. We will provide assistance in analyzing and evaluating bids for construction, and assist with awarding the construction contracts.

During the construction, the processing of shop drawings and submittals will be controlled and monitored by Ms. Schessler, and includes the receipt, logging, review and return of submittals. Urgent items can often be expedited to satisfy the construction schedule. In addition, Bob Smith, your Construction Administrator, will monitor the contractor's progress to ensure that they are following the Construction Documents, and verify that closeout documents are submitted in a timely manner upon Substantial Completion.

Construction Administration & On-Site Representation

Construction Administrator Involved from the Beginning of the Design Phase

Observe the Construction Progress

Liaison between the Owner, Contractor, and Architects/Engineers

Responsible for All Construction Progress Meetings and Minutes

Monitor the Construction Schedule

Ensure that the Contractor is Following the Construction Documents

Verify Pay Application and Change Orders

**Typically On-Site Once Every Two Weeks
(Provide Additional On-Site Representation if Requested)**



Our **Construction Administrators** have an extra responsibility than what most firms' Construction Administrators have; our CAs are a part of the design process from Day 1 (they are not thrown into the project only when construction starts; they are here from the beginning), so they know the ins-and-outs of the project. Our CAs have an important role as being the **liaison between the Owner, Contractor, and Architect**. The primary objective of the Construction Administration services is to ensure completion of work the way the client wants it - **as scheduled and as budgeted**. Our CAs evaluate the quality of the work to verify that it meets the level required by clients; in addition, they monitor the contractor's progress to ensure that they are following the Construction Documents. They observe the construction progress, are responsible for all construction meetings and minutes, and they verify pay application and change orders. The Construction Administrator is typically on-site once every two weeks, but we can provide additional on-site representation if requested.

Sustainable "Green" Design

Buildings designed today will need to meet the demands of the future; McKinley Architecture and Engineering identifies the changes necessary to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' **sustainability**.

McKinley approaches ecological design from a business perspective, offering **proactive** solutions to complex problems such as **indoor air quality, energy efficiency, resource depletion, and water quality**. With commercial and institutional project experience, the McKinley Team can work alongside local designers to provide sustainable design and construction guidance. We also offer full architectural design services and guided design workshops on sustainable design issues.

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and **innovative** design expertise to accomplish the goals of your projects. **Function, economics and versatility**, in addition to the development of **strong aesthetic appeal**, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

For a few recent sustainable awards, we were honored to have won 5 Placemakers Awards from West Virginia GreenWorks at the Building Conference in Morgantown. In addition, Cameron Middle/High School won the Black Bear Award for the **Highest Achievement for the West Virginia Sustainable Schools program**, and was selected as a 2014 **U.S. Department of Education Green Ribbon School!**

Moreover, Hilltop Elementary School is one of our many projects that we designed using **energy efficient and sustainable design** approaches. It was not until **after** construction had commenced that the Owner decided to submit for LEED Certification. This required a great deal of coordination with the architects, engineers, subcontractors and suppliers. Since we incorporated **good sustainable design practices** from the beginning, this allowed for an easy transition, and for the project to be successfully completed in July 2009. This is the **first** LEED Certified school in the state of West Virginia. Hilltop won a Gold Medal Green Building Award by Building of America. Hilltop also won the West Virginia Department of Environmental Protection's Clean Energy Environmental Award. Hilltop received the Black Bear Award for the **Highest Achievement for the West Virginia Department of Education's Green Ribbon Schools program**. In addition, Hilltop won a Placemaker Award for Leadership of/for Place from the West Virginia GreenWorks. Moreover, in April 2012, Hilltop was one of 78 schools (which span 29 states and D.C.) to be awarded the **first-ever U.S. Department of Education Green Ribbon Schools!**

View of the award-winning Charleston Enterprise Center - Suite 406 renovation, showing the centrally located conference room "Lantern." This glows all day long through the translucent walls, which are illuminated with natural daylight from a skylight above.



Leadership in Energy and Environmental Design



LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ developed by the U.S. Green Building Council (USGBC) is the nationally accepted standard for the design, construction, and operation of high performance green buildings (www.usgbc.org). In January 2001, our firm was the **first organization in West Virginia to join the USGBC**. No other WV firm joined until nearly 2 years later! We have **LEED Accredited Professionals** on staff, along with our skilled architectural/engineering team, who will efficiently and cost effectively achieve certification under this standard or we can guide you through the process in order to develop sustainability goals specific to your project.

We have **LEED® Accredited Professionals specializing in Building Design & Construction** on staff:

- Christina Schessler, AIA, LEED AP BD+C
- Thomas R. Worlledge, AIA, LEED AP BD+C, REFP

Our **LEED Certified** Projects are (LEED Rating System in parentheses):

- 🌿 **Hilltop Elementary School** in Sherrard, WV (LEED for Schools 2.0)
 - The First LEED Certified School in the State of West Virginia!
- 🌿 **Building 55: West Virginia State Office Complex** in Logan, WV (LEED NC 2.2)

All of our current **LEED Registered** Projects are either under construction or in design with potential **LEED Platinum Certification** or potential **LEED Silver Certification**. Our LEED Registered Projects are (LEED Rating System in parentheses):

- Bellann in Oakhill, WV (LEED EB O&M)
- Cameron Middle/High School in Cameron, WV (LEED for Schools 2.0)
- SMART Office in Williamson, WV (LEED CI)

The LEED AP Specialty Logos signify advanced knowledge in green building practices and specialization in a particular field.



The LEED AP BD+C designation that both Thom and Christina have achieved represents specialization in commercial design and construction.



Thomas R. Worlledge, AIA, LEED AP BD+C, REFP has been a member of the USGBC since 2001; he was the first LEED Accredited Professional in the state of West Virginia! As a professional trainer for the Sustainable Building Industries Council, he teaches other design professionals in the art of High Performance School

design. He is also a Founder & Chairman of the Board for the JS Green Building Council's West Virginia Chapter.



Christina Schessler, AIA, LEED AP BD+C has been a member of the USGBC since 2009. In 2012 she received her Masters in Historic Preservation, so not only can she incorporate LEED "Green" aspects into new buildings; she can even incorporate energy efficient design into renovation/preservation

projects. Twenty percent of a building's energy consumption is embodied in the existing physical structure itself!

The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission.

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Historic Preservation

Historic Preservation is a passion for our firm. Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)**! We have completed well over **100 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. We have a great working relationship with the **WV Division of Culture and History**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. Our efforts include **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

One McKinley Architecture and Engineering employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. **She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was just recognized by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."**



A few examples:

Bishop's Residence
Brock Reed & Wade Building
Capitol Theatre
Catholic Heritage Center
Chalfonte Hotel
Charleston Enterprise Center
Dad's Sweet Tooth
Dr. Morano; Warwick China
Edemar
Egerter Building
Federal Building
Hampshire County Courthouse
Harry C. and Jessie F. Franzheim House
John McLure House
Klos Towers
Larkin Apartments
The Linsly School
Main Post Office Building
Maxwell Centre
McLaughlin Building
Mount De Chantal Academy
Mount Saint Joseph Convent
Ohio County Public Library Building
Old Governors Mansion
Orrick Global Operations Center
OVMC Nurses Residence Hall
Parkersburg High School
Phillips Gardill Building
Popodican; Shepherd College
Professional Building
Rectory, Diocese of Wheeling-Charleston
St. James Church
St. Matthew's Church
Stone & Thomas Building
US Postal Service (multiple facilities)
Wagner Building
West Liberty State College
West Virginia Capitol Complex
West Virginia Independence Hall
Wheeling Artisan Centre
Wheeling Suspension Bridge
Willow Glen
WVNCC - B. & O. Building
WVNCC - Hazel Atlas Building
WVU - Colson Hall
WVU - Stewart Hall
WVU - Woodburn Hall
304 South Front Street
400 South Front Street
402 South Front Street

Historic Preservation

Many of our projects over the years required our referencing the **Secretary of the Interiors Standards for Rehabilitation and Restoration**. We are also experienced with the **Section 106 review** process required by SHPO and the Federal Department of the Interior. There is both a historic component and a carefully balanced practical side to the Standards and Guidelines. **First and foremost, we endeavor to protect the original features of a property. Research and on-site inspections occur to ascertain the beginning course of action,** and a historic report or master plan usually follows. Our skills include attention to detail, care for historic components and a carefully balanced practical side aimed at achieving modern purposes for our historic fabric.

Typical recommendations to the Owners include: repair rather than replace, conceal and rebuild around contemporary modifications and corrections, especially structural; and adapt any modern space planning needs to the existing character and physical features of the building rather than destroy the historic infrastructure, **all this while complying with the Standards and Guidelines.**

When a client's program needs are in conflict with the existing physical possibilities, we assist the owner/tenant in prioritizing the scope of the project in order to preserve the historic qualities that most exemplify the original attributes of the structure. Restoration and modernization do not have to be mutually exclusive.

Each project has to be evaluated on its own. Each project has historic possibilities and economic limitations. For instance, energy efficiency or a high R-Value conflicts with solid masonry walls with plaster, but improvements in other areas might be possible – replacing an old steam boiler heating system with energy efficient equipment and retrofitted radiators with controls is often doable. These improvements can be made within the Guidelines.

Our starting point begins with referencing the Secretary of the Interiors Standards for Rehabilitation and with educating our clients about the Standards. Many of our restoration projects were privately owned by clients who had the misperception that the Standards are "Not Applicable" to them. McKinley has participated in several restoration/preservation projects which would have been abandoned, had we not engaged in open discussions with clients about costs and about historic possibilities. Our commitment to historic preservation has turned many renovation projects into carefully orchestrated preservation projects.

We have experience with drafting Request for Proposal and technical scopes of work for building rehabilitation, and we can prepare a detailed RFP based on the scope of work for each project. It could include the standard items such as: bid date, pre-bid meeting date, schedule for completion and qualifications of the bidders if necessary. We could expound on the bidder qualifications to include specific skill sets such as stone reconstruction experience, repointing of masonry, window restoration, or metal fabrication if appropriate to the project. Qualification type documents can be a required submittal with the bids. Failure to demonstrate a background in restoration construction would allow you to select the most qualified contractor rather than feel an obligation to accept the lowest bid.

Qualification stipulations should also be included in the front end documents of the project prior to advertising for the project. We can assist with a review of the Division One Section of the specifications to assist in determining qualifications for the bidders. **For instance, when we wrote the RFP for the Independence Hall building rehabilitation project we included an Allowance for a special roofing consultant to be on site eight hours a day for 25 days: their task is to perform direct on-site observation and evaluation of the soldering and metal connections.**

National Register of Historic Places

Our firm has completed a variety of projects, which serve to illustrate the creative and talented nature of our professional design staff. The following examples are chosen to exhibit an assortment of historic preservation/repair/renovation projects we have successfully completed that are Individually Listed on the National Register of Historic Places and/or Contributing Structures in Historic Districts:



WV Independence Hall (former Wheeling Custom House)*

Wheeling, WV (NRHP Reference #: 70000660)

Customer: West Virginia Division of Culture & History

Project Cost: \$1.2 million

Reference: Randall Reid-Smith

304/558-0220



Wheeling Suspension Bridge relighting*

Wheeling, WV (NRHP Reference #: 70000662)

Customer: Wheeling National Heritage Area Corporation

Project Cost: \$285,000

Reference: Bekah Karelis

304/232-3087



B. & O. Building (formerly a passenger station)

Wheeling, WV (NRHP Reference #: 79002596)

Customer: West Virginia Northern Community College

Project Cost: \$1.8 million

Reference: Jim Baller

304/214-8960



Catholic Heritage Center (formerly an auto parts warehouse)

Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: Catholic Diocese of Wheeling / Charleston

Project Cost: \$2.9 million

Reference: Darryl Costanzo

304/233-0880



Orrick Global Operations Center (former Wheeling Stamping Building)

Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)

Customer: Orrick, Herrington & Sutcliffe LLP

Project Cost: \$8 million

Reference: Will Turani

304/231-2629



Maxwell Centre (formerly a YMCA)

Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: The Maxwell Partners

Project Cost: \$2.3 million

Reference: Dennis Kozicki

304/232-2280



Bennett Square (former Ohio County Public Library Building)

Wheeling, WV (in Centre Market Square Historic District - NRHP#: 84003651)

Customer: McKinley Properties, LLC

Project Cost: \$6.8 million

Reference: David H. McKinley

304/230-2400

** In addition to being on the National Register of Historic Places, these projects are also National Historic Landmarks (2 of the 16 in West Virginia!)*

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National Register of Historic Places



Wheeling Artisan Center (former List Building)
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Wheeling National Heritage Area Corporation
Project Cost: \$1.8 million
Reference: Bekah Karelis
304/232-3087



Wagner Building (formerly a sugar warehouse)
Wheeling, WV (in Wheeling Warehouse Historic District - NRHP#: 02001530)
Customer: The Maxwell Partners
Project Cost: \$6.2 million
Reference: Dennis Kozicki
304/232-2280



Parkersburg High School
Parkersburg, WV (NRHP Reference #: 92000895)
Customer: Wood County Schools
Project Cost: \$20.3 million



Hazel Atlas Building
Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)
Customer: West Virginia Northern Community College
Project Cost: \$4 million
Reference: Jim Baller
304/214-8960



Capitol Theatre (former Capitol Music Hall)
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Wheeling Convention & Visitors Bureau
Project Cost: \$1.2 million
Reference: Frank O'Brien
304/233-7709



Phillips Gardill Kaiser & Altmeyer
Wheeling, WV (in East Wheeling Historic District - NRHP#: 99001402)
Customer: Phillips Gardill Kaiser & Altmeyer
Project Cost: \$500,000
Reference: C. J. Kaiser
304/232-6810



St. Matthews Episcopal Church
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: St. Matthews Episcopal Church
Project Cost: \$500,000
Reference: The Rev. Mark E. Seitz
304/233-0133

National Register of Historic Places



404 South Front Street (Harry C. and Jessie F. Franzheim House)
Wheeling, WV (NRHP Reference #: 89000183)
Customer: McKinley Architecture and Engineering
Project Cost: \$300,000



203 South Front Street (John McLure House)
Wheeling, WV (NRHP Reference #: 91001013)
Customer: McKinley Architecture and Engineering
Project Cost: \$300,000



304 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley Architecture and Engineering
Project Cost: \$275,000



400 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley Architecture and Engineering
Project Cost: \$250,000



402 South Front Street
Wheeling, WV (in Wheeling Island Historic District - NRHP#: 92000320)
Customer: McKinley Architecture and Engineering
Project Cost: \$200,000



Willow Glen (Johnson Camden McKinley House)
Wheeling, WV (NRHP Reference #: 83003251)
Customer: David B. McKinley



Mount Saint Joseph convent
Wheeling, WV (NRHP Reference #: 07001418)
Customer: Sisters of St. Joseph
Reference: Sister Marguerite O'Brien
304/232-8160

National Register of Historic Places



USPS Clarksburg Finance Station
Clarksburg, WV (in Clarksburg Downtown Historic District - NRHP#: 82004794)
Customer: United States Postal Service
Project Cost: \$375,000
Reference: Don Mackey
336/665-2894



USPS Altoona Post Office
Altoona, PA (in Downtown Altoona Historic District - NRHP#: 92000946)
Customer: United States Postal Service
Project Cost: \$350,000 (Phase I only)
Reference: Jonathan E. Maschak
724/776-6343



Washington & Jefferson College - Old Main Building
Washington, PA (in East Washington Historic District - NRHP#: 84000547)
Customer: Washington & Jefferson College
Project Cost: \$800,000
Reference: Ed Chavern, LEED AP
724/223-6534



Fort Henry Building
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Fort Henry LLC (McKinley Architecture and Engineering)
Project Cost: multiple phases/costs



Bishop's Chapel Mausoleum at Mt. Calvary Cemetery
Wheeling, WV (in National Road Corridor Historic District - NRHP#: 92000874)
Customer: Catholic Diocese of Wheeling-Charleston
Reference: John Reardon
304/233-0880



Jefferson County Courthouse
Steubenville, OH (in Steubenville Commercial Historic District - NRHP#: 86001877)
Customer: Jefferson County Commissioners
Reference: Thomas Gentile
740/283-8500



Harrison County Courthouse
Cadiz, OH (NRHP Reference #: 74001524)
Customer: Harrison County Commissioners
Project Cost: \$1.25 million
Reference: Dale Norris
740/942-4623

National Register of Historic Places



USPS Clarksburg Finance Station
Clarksburg, WV (in Clarksburg Downtown Historic District - NRHP#: 82004794)
Customer: United States Postal Service
Project Cost: \$375,000
Reference: Don Mackey
336/665-2894



USPS Altoona Post Office
Altoona, PA (in Downtown Altoona Historic District - NRHP#: 92000946)
Customer: United States Postal Service
Project Cost: \$350,000 (Phase I only)
Reference: Jonathan E. Maschak
724/776-6343



Washington & Jefferson College - Old Main Building
Washington, PA (in East Washington Historic District - NRHP#: 84000547)
Customer: Washington & Jefferson College
Project Cost: \$800,000
Reference: Ed Chavern, LEED AP
724/223-6534



Fort Henry Building
Wheeling, WV (in Wheeling Historic District - NRHP#: 79002597)
Customer: Fort Henry LLC (McKinley Architecture and Engineering)
Project Cost: multiple phases/costs



Bishop's Chapel Mausoleum at Mt. Calvary Cemetery
Wheeling, WV (in National Road Corridor Historic District - NRHP#: 92000874)
Customer: Catholic Diocese of Wheeling-Charleston
Reference: John Reardon
304/233-0880



Jefferson County Courthouse
Steubenville, OH (in Steubenville Commercial Historic District - NRHP#: 86001877)
Customer: Jefferson County Commissioners
Reference: Thomas Gentile
740/283-8500



Harrison County Courthouse
Cadiz, OH (NRHP Reference #: 74001524)
Customer: Harrison County Commissioners
Project Cost: \$1.25 million
Reference: Dale Norris
740/942-4623

Client Testimonial



The Culture Center
1900 Kanawha Blvd., E.
Charleston, WV 25305-0300

Randall Reid-Smith, Commissioner

Phone 304.558.0220 • www.wvculture.org
Fax 304.538.2779 • TDD 304.558.3562

EEPA Employer

February 5, 2016

To Whom It May Concern:

The West Virginia Division of Culture and History and I would like to express our great appreciation for McKinley & Associates and the care and interest they always place in Historic Preservation projects across our State. Together, we have most recently completed restoration and renovation projects at West Virginia Independence Hall and the Grave Creek Museum and Archeological Complex. West Virginia Independence Hall is a National Historic Landmark. Both of these projects were completed successfully on Schedule and on Budget.

McKinley & Associates experience contributes greatly in recognizing the important challenges of preservation, conservation and rehabilitation of cultural and community buildings. Our professional relationship has continued to grow through many endeavors for over 15 years. Project examples include: Construction Projects, Studies, Historic Structure Reports, and Grants.

I highly recommend the services of McKinley & Associates to anyone in need of a professional and friendly Architectural and Engineering firm. We would like to take this opportunity to thank the staff of McKinley & Associates for their continued efforts and friendship.

Sincerely,

Mr. Randall Reid-Smith
Commissioner
304.558.0220

Client Testimonial



February 4, 2016

Subject: Reference for McKinley & Associates

To Whom it May Concern:

I am pleased to provide this letter of recommendation for McKinley & Associates regarding their work acting as the Historic Preservation Architect on the Mt. Wood Mausoleum Restoration Project. Our project involves the complete conservation and reconstruction of two sandstone masonry structures in the historic Mt. Wood cemetery in Wheeling, WV. One structure is pre-Civil War dated 1850, the other, 1889; both are listed on the National Register of Historic Places.

McKinley & Associates is presently completing a Historic Structure Report and Construction Documents for these two structures. We are very pleased with the technical expertise and professionalism this firm offers to our project. I would like to take this opportunity to recommend McKinley & Associates for your Architectural/Engineering needs.

Sincerely,

A handwritten signature in blue ink that reads "Jeanne Finstein". The signature is written in a cursive, flowing style.

Jeanne Finstein, Ed.D.

Interim Director

Wheeling National Heritage Area

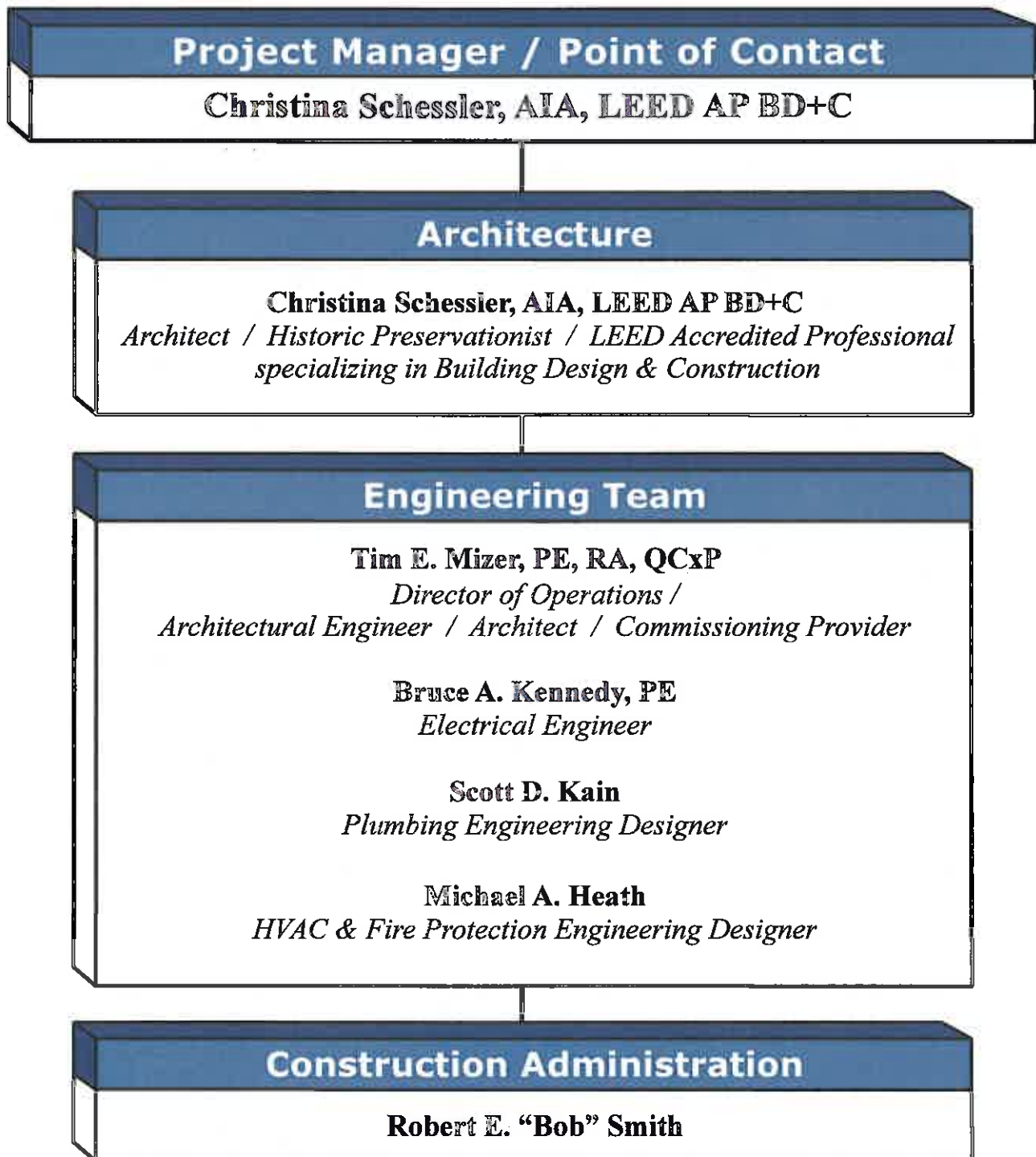
Staffing Plan

The work to be performed by your design team is very clear; to evaluate, prioritize and design within budget and schedule to meet the needs of the West Virginia General Services Division. We use and welcome your input throughout the project. We continually achieve success in projects by maintaining time and cost management, quality control and excellent communication amongst the client and contractors. In the past 38 years, we have extensive experience with similar projects. Our project team has been chosen for this project and they are available to dedicate the necessary time to this effort. The technical depth of our professional staff indicates that this project will be accomplished without overloading our group or computer graphics systems. We are available to start immediately upon our being selected, and will provide the necessary hours to complete your projects on time. Our team members have been working up to nineteen years together at McKinley Architecture and Engineering. Our "in-house" registered professional architects and engineers work together everyday and have done most of the projects here as a group, which gives us the ability to develop quality construction documents that an exclusively architectural firm (or exclusively engineering firm) cannot match. Also, during construction, our Construction Administrators monitor the contractor's progress to ensure that they are following the Construction Documents.

Our experiences and approach to design requires a dialog with the Owner and the end users of the facility. Throughout the design process, we hold design workshops to get the critical information needed to achieve a design that meets your needs and budget. We do not only depend on our experience, but on the day to day experiences of those who use the building. We have found that this hands on approach allows us to focus on your needs and desires and to achieve a better outcome for our client. We begin with an initial team meeting to open up a dialogue. The McKinley Professionals will sit down with the GSD representatives to establish a scope of work and definite schedule. Building investigation, testing, surveys and research usually occur before the design phases start. Once clearly defined, a project moves into design. McKinley's Project Architect (Christina Schessler) documents discussions and design decisions. Christina will coordinate project related tasks, code reviews or product demonstrations. You will also have the ability to review the plans and specifications at different completion percentages of the development phase. Our 11-Month Walk-Through is a process where our professionals return to your facility 11 months after the project is completed. At that time they review all the work that was completed and check all warranties. We are making sure all of the covered work is in order and that the warranties do not expire with equipment or product not working properly. We have been doing this for 20 years, long before it being adopted as an AIA 101 Standard. We also conduct Post Occupancy Evaluations with the Owner to find out how well we matched your needs.

We are confident we can meet your program requirements. We have worked with owners in many different sectors of business and have been able to comply with their various requirements and standards; we also have experience with owner standards from both Federal and State agencies, such as the State Police, DOD, ARNG, VA, FAA, SBA, HUD, USPS, EPA, NPS, MSHA, NASA, DOE, DHHR, DRS, DOC, DOJ, DOT, and WVU to name a few. We are able to respond to their needs, and we are certain that we are able to respond to all of your needs as well. You appropriately recognize how codes, and state / federal regulations are important to a successful project. Our professional's design within these codes daily. All documents will be prepared with the current State Building Code and State Fire Code as well as all State and Federal Codes, Regulations, and Ordinances. We are members of many organizations, and follow their standards, such as NFPA, CEFPI, AWI, WVEDC, AIA, NCARB, ASCE, ASPE, BOCA, ASHRAE, and ACI International.

Design Team Flow Chart



* McKinley Architecture and Engineering is willing to dedicate more professionals if they are needed; including more Architects and Designers, Construction Administrators, and more.

Christina Schessler, AIA, LEED AP BD+C

Historic Preservationist / Architect / Specialized LEED AP



EDUCATION:

The Pennsylvania State University
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)
Masters Degree in Historic Preservation - 2012

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Architect in:

Ohio
Pennsylvania
Virginia
West Virginia

NCARB Certificate - 2005

LEED® Accredited Professional

Member:

American Institute of Architects
City of Wheeling - Planning Commission
Preservation Alliance of West Virginia
The Association for Preservation Technology Int'l

Board Member:

Friends of Wheeling Historic Preservation Group

Treasurer:

Wheeling Collegiate Alumnae

Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's Health /
Pittsburgh, PA

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates
Beaver, PA (1990-1996)

Valentour English Bodnar Architects
Mt. Lebanon, PA (1989-1990)

Kenny Williams & Williams Building Diagnostics
Maple Glen, PA (1988)

SUMMARY OF EXPERIENCE:

For over 30 years, Ms. Schessler has obtained a wide range of **Architectural** experience in **historical preservation**, governmental, office/commercial, educational, medical and other project experience. She recently completed her **Masters in Historic Preservation**, and has a **passion for restoration, renovation, and modernization projects**. For **Independence Hall and Bennett Square**, she won **Heritage Tourism Awards** from the **Preservation Alliance of West Virginia**. She also won a **Pittsburgh History and Landmarks Restoration Award** for the **City Theater restoration project**. She was just recognized **by the recognized by the West Virginia Archives and History Commission as a "2018 History Hero."** As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall on-site analysis and report, historic preservation, restorations, renovations

Ft. Henry Building historic preservation, renovations, grants, Section 106 report

Harrison County Courthouse historic preservation, roof repair

USPS Clarksburg Finance Station historic preservation, renovations
USPS Shenandoah Post Office historic condition report
USPS Altoona historic preservation, renovations, Section 106 report
USPS Monongahela historic preservation, renovations

Bennett Square Office Building historic preservation, renovations

Sisters of St. Joseph Convent historic preservation, renovations

Wagner Building multiple office renovations, historic preservation

Lincoln National Bank historic preservation, renovations

Washington & Jefferson College - Old Main historic preservation

The Linsly School historic preservation, renovations

Madison Elementary historic preservation, renovations

Bishop's Chapel Mausoleum historic preservation, renovations

City of Steubenville historic rehabilitation program, multiple projects

Robb/Bishop Mausoleum at Mt. Wood Cemetery historic report

Forbes Mausoleum at Mt. Wood Cemetery historic report

Grave Creek Mound Museum Restrooms & Auditorium renovations

Wheeling Island Hotel•Casino•Racetrack - multiple projects

Braxton County Senior Citizen Center

West Virginia University's Fire Training Academy at Jackson's Mill

The Towers Building - exterior high-rise report, multiple renovations

Tim E. Mizer, PE, RA, QCP

Architectural Engineer / Architect / Commissioning Provider

Director of Engineering Services

EDUCATION:

Kansas State University
B.S. Architectural Engineering - 1983

University of Cincinnati
Architecture

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:
West Virginia
Ohio

Registered Architect in:
Ohio

Qualified Commissioning Process
Provider

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Director of Engineering Services
Architect / Engineer / Commissioning
Wheeling, WV (1995 to present)

M.C.C. Engineering
Director of Design
Columbus, Ohio (1988-1995)

Schooley Caldwell and Associates
Electrical & Mechanical Design
Columbus, Ohio (1986-1988)

Mizer Design
Free Lance Architectural Engineering Design
Columbus, Ohio (1985-1986)

Envirotek, Inc.
Drafting and Electrical & Mechanical Design
Raleigh, NC (1984-1985)

SUMMARY OF EXPERIENCE:

A very talented and unique professional who is registered both in **Engineering** and **Architecture**. In addition, he is also a **Qualified Commissioning Provider**. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Engineering Services**, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. Mr. Mizer joined McKinley Architecture and Engineering in 1995, and has over 30 years of experience.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations

Capitol Theatre restorations / renovations

Orrick's Global Operations Center restorations / renovations

Maxwell Centre restorations / renovations

Wagner Building restorations / renovations

Bennett Square restorations / renovations

Ft. Henry Building restorations / renovations

Catholic Heritage Center restorations / renovations

The Towers Building renovations

WVU Colson Hall restorations / renovations

Ohio County Justice Center renovations

Marshall County Justice Center

Building 55: WV State Office Complex in Logan (LEED Certified)

Building 34: WV State Office Complex in Weirton

West Virginia Department of Health & Human Resources' Ohio
County office fit-out / renovations

United States Postal Service - dozens of projects, including historic
preservation / renovations

West Virginia State Police - dozens of renovations, additions, and
new detachments State-wide

West Virginia Army National Guard - multiple projects

VAMC Beckley renovations

Dr Ganzer Office Building renovations

Raleigh County Emergency Services Authority's 911 Center and
Emergency Operations Center renovations

Marshall County Schools - Hilltop Elementary (LEED Certified)

Bruce A. Kennedy, PE

Electrical Engineer

EDUCATION:

The University of North Dakota
B.S. Electrical Engineering - 1975

DeVry Institute of Technology

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Registered Engineering in:

West Virginia
Ohio
Pennsylvania
Texas

MILITARY SERVICE:

US Air Force - Honorable Discharge

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Electrical Engineer
Wheeling, WV (2018 to present)

Advanced Electrical Simulations LLC
Owner/Principal Engineer
Spring, TX (2014 to present)

Cameron International
Principal Electrical Engineer
Houston, TX (2011-2014)

SUMMARY OF EXPERIENCE:

Mr. Kennedy has been an **Electrical Engineer** since 1975. He is an experienced power electronics/electrical systems design engineer with extensive electrical simulation experience using ETAP, SKM, EasyPower and PSIM. He personally owns and maintains ETAP license. He has completed electrical system designs for industrial, office, medical, educational, retail construction, and more. Your doors and windows renovation project might require electrical systems tie-ins, such as access control, power, and safety & security alarm systems.

NOTABLE PROFESSIONAL EXPERIENCES:

The Towers Building renovations

Belmont County Divisional Courts & Offices renovations

Harrison County Schools - Johnson Elementary School

WVDOT, Division of Highways - District 6 Moundsville Headquarters

Tyler County Schools - multiple projects

Wetzel County Schools - New Martinsville School renovations

Wetzel County Schools - Valley High School meat lab

Wetzel County Schools - Valley Field House

Facilities arc-flash, short-circuit fault, protective device coordination, load flow and harmonics studies.

Facilities electrical system existing conditions, code compliance and problem solving surveys.

Drilling rig short-circuit fault current, protective device coordination, load flow and harmonics studies.

Application of NEC, IEC and ABS standards to mobile offshore drilling rig electrical systems.

Computer data center electrical system design and onsite project management.

Data center short-circuit fault current, protective device coordination and arc-flash studies.

Electrical system designs for medical, industrial, office and retail construction.

Building load analyses, emergency generator sizing and fault current studies.

Electrical system designs for hospitals, medical clinics and educational buildings.

Short-circuit fault current, protective device coordination and arc-flash studies.

Industrial battery charger and UPS systems power electronics design.

Custom power conversion equipment/systems design.

Scott D. Kain

Plumbing & Electrical Engineering Designer

EDUCATION:

Technology Education College /
Ohio State University
Associates in Mechanical Design - 1996

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Engineering Designer
Wheeling, WV (2001 to present)

HAWA Inc.
Mechanical Designer
Columbus, OH (1998-2001)

Autotoof Inc.
Engineer
Columbus, OH (1995-1998)

SUMMARY OF EXPERIENCE:

Mr. Kain is an accomplished engineering designer who has performed in all the engineering trades we provide; specializing in plumbing, electrical, and fire protection. He has been utilized for various McKinley Architecture and Engineering' projects that needed additional mechanical, structural, and architectural manpower. In addition, Mr. Kain has also provided 3D renderings, to aid in business development, during his long tenure at McKinley Architecture and Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

West Virginia Independence Hall historic preservation / renovations
Capitol Theatre historic preservation / renovations
Orrick Building office building historic preservation / renovations
Maxwell Centre office building historic preservation / renovations
Wagner Building office building historic preservation / renovations
Bennett Square office building historic preservation / renovations
Ft. Henry Building office building historic preservation / renovations
Catholic Heritage Center office building historic preservation / renovations
Sisters of St. Joseph's Convent historic preservations / renovations
WVU Colson Hall office building historic preservation / renovations
West Virginia Northern Community College - B&O Building historic preservations / renovations
Wood County Schools - Parkersburg High historic preservations / renovations / new addition
Building 55: WV State Office Complex in Logan (LEED Certified)
Building 34: WV State Office Complex in Weirton
WVDHHR's new Ohio County office fit-out / renovations
United States Postal Service - multiple projects
West Virginia State Police - multiple projects
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel-Casino-Racetrack multiple projects
Panhandle Cleaning & Restoration warehouse and office building
Ohio County Justice Center renovations
Marshall County Justice Center
Raleigh County Emergency Services Authority's 911 Center and Emergency Operations Center renovations
VAMC Beckley renovations
Marshall County Schools - Hilltop Elementary (LEED Certified)

Michael A. Heath

HVAC / Mechanical & Fire Protection Engineering Designer

EDUCATION:

ITT Technical Institute
Associate Degree in Specialized Technology:
Computer-Aided Drafting Technology - 2000

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Mechanical & Fire Protection Designer
Wheeling, WV (2007 to present)

Janus, Inc.
AutoCAD Designer / Project Manager
Pittsburgh, PA (2002-2007)

Comunale Automatic Sprinkler
Fire Protection Designer
Pittsburgh, PA (July 05 - Oct 05)

S.A. Comunale Inc.
Fire Protection Designer
Pittsburgh, PA (2000-2002)

SUMMARY OF EXPERIENCE:

Mr. Heath brings a cross-trained design background to your project, and has vast knowledge in a diverse range of disciplines. He was trained by the National Fire Protection Association (NFPA) in Dallas, Texas, and has used these skills to work on projects from multiple business sectors and with various sizes, such as the 4 story, 1,500,000 square foot David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. He has vast expertise in designing and calculating fire protection systems, standpipes, dry and wet systems, hydraulics, and water cannons; stock listing materials for systems; as well as surveying job sites and frequent business trips to coordinate jobs.

NOTABLE PROFESSIONAL EXPERIENCES:

WV Independence Hall historic preservation / renovations
Building 55: WV State Office Complex in Logan (LEED Certified)
West Virginia Department of Health and Human Resources Ohio County Office build-out/renovations
Panhandle Cleaning & Restoration warehouse & office building
Capitol Theatre historic preservation / renovations
Ft. Henry Club Building historic preservation / renovations
WVDRS Wheeling District's new office space
Bennett Square - Office historic preservation / renovations
Ohio County Schools - Madison Elementary School historic preservation / renovations
Fairmont State University - 3 new College Apartment Buildings
West Virginia Army National Guard - multiple projects
Wheeling Island Hotel•Casino•Racetrack - various projects
For 14 West Virginia counties; provided Fire Protection and Mechanical assessments at every school, for their 10-year Comprehensive Educational Facilities Plan (CEFP).
Boone County Schools - multiple renovation projects
Marshall County Schools - multiple projects
Ohio County Schools - multiple renovation projects
Hancock County Schools - multiple projects
Ritchie County Middle/High School renovation
Tyler County Schools - multiple renovation projects
Wetzel County Schools - multiple renovation projects
Holiday Inn Express Hotel & Suites
Candlewood Suites Hotel
PWP Industries

Robert E. "Bob" Smith

Construction Administrator

EDUCATION:

University of Pittsburgh
M.S. Industrial Engineering - 1989

United States Air Force Academy
B.S. Behavioral Science /
Human Factors Engineering - 1983

PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

Board Member:

Indian Creek School District (elected in 2009)

Instructor:

Mechanical Engineering, Eastern Gateway
Community College

President:

Mingo Business Association (2007 to present)

Commander:

American Legion Post 351 (2008 to present)

PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering
Construction Administrator
Wheeling, WV (2009 to present)

Jefferson County Regional Planning Commission
Regional Planner
Steubenville, OH (2008-2009)

Edison Local School District
Director of Operations (1999-2008)
Transportation Supervisor (1998-1999)
Hammondsville, OH

MILITARY SERVICE:

Wright Patterson Air Force Base - Dayton, OH
Chief B-2, Block 20 Field Retrofit, \$300 million
B-2 Systems Program Office (1994-1996)
Team Leader, Process Improvement Technology
Armstrong Laboratory (1989-1994)

Randolph Air Force Base - San Antonio, TX
Chief, Test Construction Section
Occupational Measurement Center (1987-1988)
Quality Control Psychologist
Occupational Measurement Center (1985-1987)
Supervisor of Test Construction Team
Occupational Measurement Center (1983-1985)

SUMMARY OF EXPERIENCE:

Mr. Smith is a self confident, articulate and highly motivated individual with superior interpersonal and teamwork skills. He has a plethora of experience in mid to upper level personnel management, advanced information systems integration, training, acquisition, contract management, transportation and maintenance, and quality control. He has 23 years of direct supervisory experience, as well as 13 years of documented success as an Air Force Officer. He is currently a member of the Board of Education for the Indian Creek School District in Jefferson County, Ohio. He is also an Adjunct Professor at Eastern Gateway Community College in Steubenville, Ohio, where he is teaching Mechanical Engineering.

NOTABLE PROFESSIONAL EXPERIENCES:

Lincoln National Bank Building renovations, including roof

Harrison County Courthouse roof

City of Steubenville - multiple projects

Towers Building renovations, multiple phases, including roof replacements

Steel Valley Regional Transit Authority roof

Jefferson County Jobs & Family Services renovations

Brooke County Schools - Brooke High HVAC, new Brooke Middle, Follansbee Middle & Carlin Dodrill Fieldhouse renovations

Grant County Schools - Maysville Elementary & gymnasium renovations/HVAC & Union Educational Complex renovations

Hancock County Schools - A.T. Allison Elementary renovations, New Manchester Elementary renovations, Oak Glen High renovations/HVAC, Oak Glen High Multi-Sports Complex, Oak Glen Middle addition/renovations, Senator John D. Rockefeller IV Career Center HVAC, Weir High Multi-Sports Complex, Weir MS/HS HVAC, & new Weirton Elementary

Marshall County Schools - new Cameron High (LEED Registered) & new Hilltop Elementary (LEED Certified)

The Linsly School - Banes Hall addition/renovations & Behrens Memorial Gymnasium renovations

Fairmont State University's new 3 building "University Terrace" Student Housing Apartment Complex

West Virginia Army National Guard - AASF#1 HVAC renovations

United States Postal Service - multiple projects thru multiple open-ended IDIQ contracts, including Parkersburg Carrier Annex and Hub renovations & HVAC

Follansbee City Building renovations

Cabela's Eastern Distribution Center

Cameron American Legion Exterior Renovations

Project Name

West Virginia Independence Hall

Project Location

Wheeling, West Virginia

Project Description

For the historic West Virginia Independence

Hall repairs/restoration project, The West Virginia Division of Culture & History engaged the professional services of McKinley Architecture and Engineering to conduct on site analysis and to document and confirm as much of the existing conditions as possible (short of destructive investigation) in preparation for restoration activities. The roofing, windows, and exterior and interior surfaces were studied to determine an appropriate level of restoration suitable to period construction practices and consistent with the Owners budget and on-site staff recommendations. The project scope was to and has maintained the historic character of the interior and exterior. A combination of water intrusion conditions existed at the beginning of the restoration of Independence Hall. The building had a failed roofing system, failed box guttering, broken stone, broken stone cornice, missing mortar and deteriorated wooden windows. Repair/restoration work of the building addressed all of these issues. Of particular concern was the face of the stone material. Over time, the

stone face has deteriorated due to weathering and ground water absorption. This has permitted water penetration at the surface of all the facades. Restoration scope included pointing in the early phase and stone cornice replacement. The next Phase included resurfacing of some of the stone using 2 inch thick slabs pinned to the existing backup stone. The failed metal roofing system was removed and replaced with 5,000 SF of new standing seam metal and a new custom metal guttering and downspout system. This metal roofing is emblematic of the period of 1859 when the original structure was completed. Plaster repair work included new ceiling

surfaces and custom decorative mouldings. A portion of the interior plastering in the third floor Courtroom and the entire first floor exhibit area were restored, eliminating or concealing previously botched attempts. All of the double-hung wood windows (44 windows; 5'W x 9'H with an arched top sash) have been fully restored and reglazed. The interior plastering restoration in the third floor Courtroom included the ceiling crown mouldings, flat work and plaster returns at the window jambs. Sections of the original wood flooring were carefully removed and replaced. Interior painting provided for color matching and new faux graining on the woodwork, windows and historic metal shutters - all intended to capture the original historic character of the Courtroom. In addition, two rooms on the second floor, including the First Governors Office of West Virginia, were completely restored since the existing spaces were nearly destroyed by deterioration.

Type of Services

- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Historical Preservation Project
- Additional Building Renovations

Project Size

22,000 SF

Name of Project Owner

Mr. Randall Reid-Smith
WV Division of Culture & History
1900 Kanawha Boulevard, East
Charleston, WV 25305
304/558-0220

Date of project completion

2012

Any additional information deemed relevant

Originally built in 1859 in Wheeling, WV, the Wheeling Custom House is considered to be the birthplace of West Virginia. The building, now appropriately renamed West Virginia Independence Hall, was added to the National Register of Historic Places in 1970, and was designated as a National Historic Landmark in 1988. McKinley Architecture and Engineering was presented with the Heritage Tourism Award from the Preservation Alliance of West Virginia, for our achievements in preserving Independence Hall.



Project Name

Fort Henry Building

Project Location

Wheeling, West Virginia

Project Description

Since the Fort Henry Building is included in the **Wheeling Historic District in the National Register of Historic Places**; McKinley Architecture and Engineering' goal is to **maintain the historic character of the interior and exterior** by retaining any historic fabric, mouldings, finishes, windows, door frames, stone and masonry, etc. **All of the renovations being done are to comply with the United States Secretary of the Interior's guidelines for historic preservation and restoration. By complying with this standard, we maintain the historic character and integrity of the architecture and history of the building.** This approach also provides the benefit of historic tax credits which are an important funding mechanism for the development. This building is pretty significant to Wheeling, has historic appeal, and is located in the heart of the city's "financial district" between the City-County Building and the Federal Building.

To date, we have been successful in attracting a few tenants, which has enabled us to commence with the fit-outs / development of the project. There is an **anchor tenant which occupies the entire second floor, 2 other tenants occupy portions of the first floor, and we are designing another build-out for the additional tenant.** The 45,046 SF building has four floors and a total of 33,644 SF of leasable space. The 3 occupied areas encompass **12,000+ SF of renovated lease office space.** Because the building had been in disrepair for many years, these **renovations** included upgrades required to get the building up to current codes and standards, 2 ADA lobby entrances, **roof replacement, masonry repairs,** windows rehab/replacement, porch restoration, new HVAC, electrical service, plumbing, sprinkler & fire alarm systems, new elevators, storm & sewage line separation, sidewalks, and much more. The tenant space renovations included **office build-outs, work areas, conference rooms, restrooms, kitchenettes/break rooms, lobbies,** and data systems among other scope. The current construction activities at the site have produced several inquiries for space and we continue to work with those prospective tenants.

Type of Services

- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Historical Preservation Project
- Additional Building Renovations

Project Size

45,046 SF

Name of Project Owner

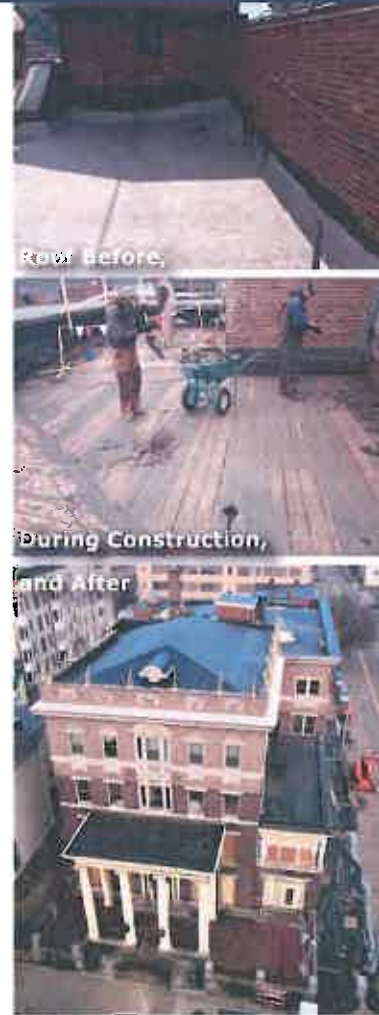
Fort Henry LLC
304/233-0140

Date of project completion

Ongoing - most recent 2017

Any additional information deemed relevant

The Fort Henry Building was originally designed and built as a Federal Style mansion in the **1850s.** Because of its prime location, situated on a prominent downtown corner, the building was later purchased in 1890 to become the home to the budding Fort Henry Club (*where it gets its present name*). It served as a social club and meeting places until it closed in 2010; thereby leaving the building vacant. A few years later, the new owner could not find tenants, and began taking steps to demolish it. **That's when Fort Henry LLC (McKinley Architecture and Engineering' subsidiary company) stepped in to save the building from demolition.**



Project Name

Lincoln National Bank

Project Location

Avella, Pennsylvania

Project Description

The Avella Area Community Association, in association with the Redevelopment Authority of the County of Washington, are in the process of restoring the historic Lincoln National Bank Building in multiple phases. For Phase I, we replaced the roofing, rebuilt the masonry parapet, removed and reinstalled the stone copings, and also cleaned and restored the exterior masonry. In addition, we incorporated a new ADA entrance and incoming utility services for future interior renovations.

For the new roof, insulation and drainage portion of this project; due to the deteriorated condition of the roof and evidence of severe roof leaks in the interior of the building, the tarred roofing materials was removed and a new roofing system was installed. After the removal of the existing roof, the structural deck was inspected to further validate its satisfactory condition. To meet current code, additional roof drains were required. In addition, overflow drains were required because of the high parapet walls enclosing the roof. Following restoration of the interior face of the masonry parapet walls, proper flashing and counter flashing were included as a part of the complete roofing system.

In addition, there was a replacement of the unsafe section of the plaster ceiling. The deep beams in the banking room had sustained substantial damage from roof leaks, which have both softened the plaster and rusted the steel support system and wire mesh. Large sections of the plaster beams have collapsed, leaving the actual steel structure exposed above.

Type of Services

Roof Replacement
Water Infiltration Remediation
Masonry Repair
Historical Preservation Project
Additional Building Renovations

Project Size

\$288,400
3,570 SF

Name of Project Owner

Ms. Susan Morgan
Redevelopment Authority of the County of Washington
100 West Beau Street, Suite 603
Washington, PA 15301
724/228-6875

Date of project completion

2012

Any additional information deemed relevant

When all Phases are completed, the building will look completely rejuvenated from the exterior, and the building will serve as an incubator for multi-purpose use for various business types.



ROOF REPLACEMENT
Before & After

Project Name

Colson Hall

Project Location

Morgantown, West Virginia

Project Description

McKinley Architecture and Engineering completed a **renovation/restoration/repair project** on Colson Hall at the downtown campus of West Virginia University in Monongalia County, West Virginia. This \$5.6 million project involved renovations, repairs, and restoration to this 35,000 SF **historical** facility. The scope of work was to take this existing building and readapt it for use as a **faculty office building** with additional classrooms. Work included architectural elements as well as major electrical and mechanical systems design. The building was renovated and provided with all new systems. **There was also water/moisture penetration issues that were addressed in the roof, ceiling, masonry, and walls; especially with the tile for the front porch.** The front façade restoration and corrective repairs all involved matching the existing, and included exterior brick masonry pointing and brick unit replacement, extending the masonry to accommodate the new elevator addition, re-caulking joints with sealant, replacing cracks in stone jamb trim and sills in window bays, brick and stone corrections of the portico railing and stairs, and more. The windows were restored by following the Historic Treatment of Wood Windows specifications. **This project also included a roof replacement. One of the goals of the roof replacement was to replicate the original style and color, and Chairman of the Historic Preservation Committee gave us the blessing to use the tile that was chosen. The roof replacement included fully adhered single membrane roof, new sealant and waterproof underlayment, repairing and relining the existing gutters, copper collector and downspouts, metal coping, new roof drains, removing the stone parapets then reflash and reinstall the stone, removing all stone chimney caps and reflash with new metal cap flashing, removing all existing chimney flashing and replace with new copper flashing, repairing and/or rebuilding the dormers, installing batt insulation in the attic, smoke vent, automatic smoke hatch activated by smoke detector, and installing new clay tile roof over the new substrate and ice/water shield (water proof membrane).**



BEFORE and AFTER

Type of Services

- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Walls and Foundation Repairs
- Ceiling & Floor Replacement
- Historical Preservation Projects
- Additional Building Renovations

Project Size

\$5.6 million
35,000 SF

Name of Project Owner

Mr. Robert Moyer
West Virginia University
979 Rawley Lane
Morgantown, WV 26506
304/293-2873

Date of project completion

2007

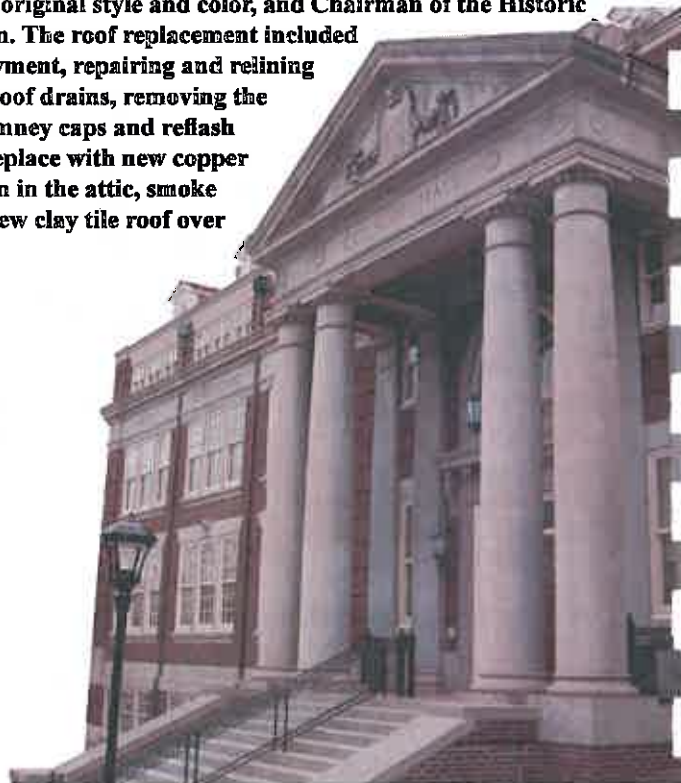
Any additional information deemed relevant

Since this building is now the home to offices, we had to create a quiet and comfortable HVAC system, create adequate lighting, and design a data/communication system that met the needs of today's faculty requirements, while at the same time still keeping the original design from 1923 in tact.



BEFORE

BEFORE



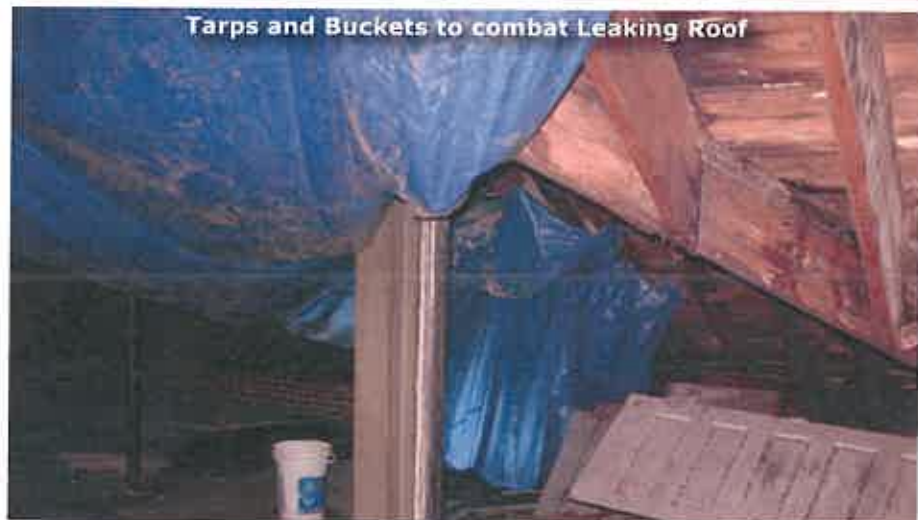
BEFORE and AFTER

Project Name
Maclin Hall

Project Location
Montgomery, West Virginia

Project Description

A comprehensive renovation to the historic Maclin Hall dormitory on the campus of WV Tech in Montgomery, WV. The project was designed in less than a month, and included redesigning the roof, ceilings, shared areas, elevator, new finishes, and restoration of the exterior. There was water damage throughout the building, and WVU Institute of Technology even used tarps and buckets in the attic to catch the leaks in the roof (as seen in the pictures to the right). There was wall, ceiling, and floor damage in most rooms, and mildew damage in some rooms as well. We also replaced the entire HVAC, lighting, fire protection, data systems and renovated the shared restrooms. In this 53,900 SF building, we added a theater room, exercise area, laundry room, studies, computer rooms, TV rooms for video games, student commons areas, and lounges. We completely regutted the restrooms and provided new shower facilities. This project had two fast-tracked aspects to it; there was a design time of only 6 weeks, along with a construction time of only 6 months. This project was fast-tracked throughout the summer of 2007, so the building could be occupied by students for the start of the 2007-2008 school year. Even with this extremely short timeline, we were still able to bring the project in under budget.



Type of Services

- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Walls and Foundation Repairs
- Ceiling & Floor Replacement
- Additional Building Renovations

Project Size

\$6 million (Main Project only)
53,900 SF

Name of Project Owner

Mr. James Darling
West Virginia University's Institute of Technology
405 Fayette Pike
Montgomery, WV 25136
304/442-3104

Date of project completion

Main Project - 2007 (Boilers completed in 2012)

Any additional information deemed relevant

There has been subsequent phases; we recently completed a \$240,000 boiler replacement which is used by both Maclin Hall and Conley Hall.



Project Name

Harrison County Courthouse

Project Location

Cadiz, Ohio

Project Description

McKinley Architecture and Engineering and Kalkreuth Roofing recently completed a Design-Build project in 2016 for the **Harrison County Commissioners** in Ohio for upgrades to the **Harrison County Courthouse** in downtown Cadiz, OH. The Courthouse was completed in 1895 by architect Joseph Yost, and has elements of Greek Revival, Second Empire, Italianate, Romanesque Revival, and Beaux-Arts architectural styles. **This courthouse is located on the National Register of Historic Places (NRHP Reference #74001524).**

This project replaced/restored the existing 9,500 SF roof on the Courthouse. **Work included complete removal and replacement of slate and copper flashings, complete removal and replacement of EPDM roofing and related flashings, repair of roof support framing, new snow guards, repair of stone, hazardous abatement of pigeon droppings, replacement of tower louvers and vents, removal and replacement of sealants. Includes 4 corner cupolas.** In addition to the roof replacement, all masonry above the third floor windows including the roof tower were restored and the mortar joints repointed. A new lightning protection system was also included in this project.

Type of Services

Roof Replacement
Water Infiltration Remediation
Masonry Repair
Historical Preservation Project

Project Size

\$1.7 million approx.
9,500 SF

Name of Project Owner

Mr. Don Bethel
Commissioner
Harrison County Commissioners
100 W. Market St.
Cadiz, OH 43907
740 / 942-4623

Date of project completion

2016

Any additional information deemed relevant

Our team worked cooperatively with the Owner and provided, among other services, schedule development, estimate development, design development documents for review by the Owner, Guarantee Maximum Price (GMP) proposal, engineering, and pre-construction planning throughout the construction stages.



& AFTER

McKINLEY
ARCHITECTURE + ENGINEERING

Project Name

The Towers Building

Project Location

Steubenville, Ohio

Project Description

The Towers Building is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building. In February 2014, due to primarily system malfunctions and weather related damages at the building, an overall building condition assessment was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley Architecture and Engineering was hired to perform an emergency Preliminary Analysis of the Needs and Energy Efficient Services (including site visits, and write a report outlining our findings). Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building. Our recommendations address repair options, efficiency and energy saving solutions. McKinley Architecture and Engineering's observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings. After this, we have designed multiple phases of renovations for the building; exterior building envelope repairs, a main roof replacement, mezzanine roof replacement and new skylight, a new boiler, additional HVAC repairs, new ADA handicapped ramp, sprinklering, and more. In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections. The exterior envelope repair project was around a \$800,000 project, and the contractor for that Phase was Church Restoration Group. This required masonry-clean all precast panels, including remove and replace all joint sealant, precast column repairs to realign columns as closely as possible, attached new steel anchors, patch precast concrete where required, restoration of glazing system including new gaskets and anodized caps, and more.



Type of Services

- 2 Roof Replacements
- Water Infiltration Remediation
- Masonry Repair
- Additional Building Renovations

Project Size

- \$5 million
- 76,300 SF

Name of Project Owner

Mr. Thomas Gentile
Jefferson County Commissioners
301 Market Street
Steubenville, OH 43952
740/283-8500

Date of project completion

Ongoing - most recent 2017

Any additional information deemed relevant

These projects were phased, and most were recently completed; the HVAC is currently under construction. The construction was performed with the building in operation. These projects included multiple General Contractors.



Project Name

Orrick's Global Operations Center

Project Location

Wheeling, West Virginia

Project Description

This four-story, 88,000 SF former historic warehouse is now "Class A" office space in downtown Wheeling. **The shell was designed and constructed in 6 months** to attract a new tenant (it quickly became the home to the international law firm Orrick). The building was partially occupied while renovations continued. This 100 year old warehouse was **adaptive reused and renovated** to create some of the most creative office space in the State. Architecture and engineering design was completed in-house and included structural, mechanical/HVAC, civil, electrical and fire suppression systems. **There was a complete roof replacement; the work included tear off and replacement of the existing roof and miscellaneous decking and joist replacement. There was patching, plywood was used instead of gypsum, and new gutters/downspouts, hatches/ladders, and scuppers.** One unique feature, the atrium/lobby, included a four-story open-air design, a skylight, a glass wall for the entryway, 2 new elevators, a stair tower, and multiple bridges/walkways. **This project won a West Virginia AIA Merit Award.**



BEFORE



and AFTER



BEFORE



and AFTER

Type of Services

- Roof Replacement
- Water Infiltration Remediation
- Masonry Repair
- Walls and Foundation Repairs
- Historical Preservation Project
- Additional Building Renovations



BEFORE



and AFTER

Project Size

\$8 million
88,000 SF

Name of Project Owner

Mr. Will Turani
Orrick, Herrington & Sutcliffe LLP
2121 Main Street
Wheeling, WV 26003
304/231-2500



Date of project completion

Multiple phases/years - most recent was 2008

Any additional information deemed relevant

This building became the company's Global Operations Center; no other firm has a 24/7 facility that rivals it. It provides the firm and its clients with a central business infrastructure that delivers comprehensive and reliable support services around the world, and around the clock.



Project Name

Old Main Building

Project Location

Washington, Pennsylvania

Project Description

McKinley Architecture and Engineering is working on a roof restoration and masonry repair project on the Old Main Building in Washington, Pennsylvania, which is the original historic classroom building of the college, and is now the main academic building at Washington & Jefferson College. The intent of this project is to repair and or replace the existing flat roofed areas, flashing, skylights, and slate mansard roof. The masonry restoration is for the front facade between the towers, along with the back side of the towers. The exterior brick and stone is to be tuck-pointed and repaired as necessary, and the bronze clad doors are to be renovated. There were many locations on the mansard roof that had missing, damaged, or loose slate. There was significant evidence of water damage on the interior of the building. Similarly, the flashings, ornamental trim, box gutter, and downspout system were pitted, rusting and damaged, and needed to be replaced. Even the smallest pinhole in the metal can allow significant water infiltration. In addition, in some areas of the roof, the substrate sheathing was exposed. Careful attention was used to identify and preserve the original, unique roof designs. The replaced roof system included about 12,000 SF of new flat EPDM roofing, and spot-repair of a large slate mansard that wraps around the entire perimeter. The new EPDM was installed with 3" rigid insulation, and new wood perimeter blocking. The work included downspout and partial gutter replacement, as well.

Type of Services

Roof Replacement
Water Infiltration Remediation
Masonry Repairs
Historical Preservation Project
Additional Building Renovations

Project Size

12,000 SF

Name of Project Owner

Mr. Ed Chavern, LEED AP
Washington & Jefferson College
60 South Lincoln Street
Washington, PA 15301
724/223-6534

Date of project completion

2012

Any additional information deemed relevant

Original construction for Old Main was commenced in 1834, an addition was added in 1850, and its two identical towers were added in 1875 to symbolize the union of Washington College and Jefferson College to form Washington & Jefferson College. There has also been further renovations and restorations in the 1900s and 2000s. The building is found in the National Register of Historic Places; located in the East Washington Historic District (NRHP Reference: #84000547).



Project Name

SWVCTC Williamson Campus

Project Location

Williamson, West Virginia

Project Description

This Southern WV Community & Technical College project started with an HVAC upgrade where we expanded the existing digital controls system to incorporate new equipment. Duct and grille modifications were made to correct insufficient airflows within the system. Reheat coils were added to provide proper separation of HVAC zones. In addition, a 13 ton rooftop unit, a 23,500 cfm supply fan, and a return fan were replaced. **The Owner was also experiencing water penetration in several areas of the facility; due to our findings during the HVAC renovations, it was decided to replace the roof. A new, built up roof system was installed, replacing the worn and over extended ballasted system. Special consideration was given to flashing in areas of unique design.**

The building included multiple construction types and multiple HVAC systems. The budget did not allow for a complete renovation to the HVAC, so McKinley Architecture and Engineering identified the problem areas, prioritized them, and designed solutions. The end result was occupant comfort in all areas of the building for the first time in many years. In addition, corrections made to the supply and return fan corrected a building structural vibration issue. **Moreover, the 8,664 SF roof replacement project was designed, specified, bid, awarded and constructed in 8 weeks; the Owner had a very tight timeline due to funding restrictions placed by the federal government. This project was successful in part due to our relationship, developed prior to the project's inception, with the roofing consultant. This relationship allowed McKinley Architecture and Engineering to develop clear and concise estimates for the Owner to determine what product best suited their situation and needs, as well as bring in a viable number on bid day. The roof meet the ARRA Deadline of June 30, 2010.**



Type of Services

Roof Replacement
Water Infiltration Remediation
Additional Building Renovations

Project Size

\$763,635

Name of Project Owner

Mr. Samuel Litteral
Southern WV Community & Technical College
2900 Dempsey Branch Road
Mount Gay, WV 25637
304/896-7426

Date of project completion

2010

Any additional information deemed relevant

Due to the restrictions from the funding source, the project was designed in a **shortened timespan**. This project is an American Recovery & Reinvestment Act of 2009 (ARRA) grant project.



Project Name

Jefferson County Department of Job and Family Services Building roof

Project Location

Steubenville, Ohio

Project Description

McKinley Architecture and Engineering assisted the Board of Commissioners of the County of Jefferson, State of Ohio, with the replacement of the Jefferson County Department of Job and Family Services Building's 30 year old EPDM roof. This \$200,000 project included the coordination of demolition of a Ballasted EPDM roof, mechanical curb flashing, and full roof replacement. **We reviewed the concerns of the failing roof and designed plans to correct these issues.**

The demolition included field verifying all conditions, and verifying the location of all roof penetrations. The next step in demolition was removing all existing roofing, ballast, accessories, insulation, metal trim and flashing to the existing roof deck.

All of the roof drain domes were replaced with compatible cast iron domes. There was various locations where damaged soffit was replaced. We provided design for code compliant drainage systems which increased the building's safety.

Type of Services

Roof Replacement

Additional Building Renovations

Project Size

\$200,000

20,100 SF

Name of Project Owner

Mr. Thomas Gentile

Jefferson County Commissioners

301 Market Street

Steubenville, OH 43952

740/283-8500

Date of project completion

October 2013

Any additional information deemed relevant

We also reviewed the concerns of possible damage to the building structure, and designed plans to correct these issues.



BEFORE
and AFTER



Project Name

Willow Glen Mansion

Project Location

Wheeling, West Virginia

Project Description

Throughout the years our firm has completed **multiple historic preservation projects** on the Willow Glen residence. **This mansion is listed on the National Register of Historic Places (NRHP Reference #: 83003251).** Various restoration/repair projects included **water penetration issues; roof restoration; main foundation support wall; stone turret restoration; front door replacement; detached garage upgrades; railings; windows; dining room cornice repairs to plaster and restoration of Tiffany faux finish; dining room floor repair with 7-side pattern; kitchen & pantry floors; living room floor repair with WV walnut and pegs; entryway floor; reuse of wooden electrical panels; master bedroom cornice plaster repair and refurnish walls and trim; plumbing restoration; radiator valve replacement; electrical panel; breakfast room; family room cornice plaster repair and refurnish walls and trim; dome and grand spiral staircase at entrance foyer; grand staircase railing; rejuvenate shower door & fixtures; rehabilitation of den urinal and sink and rebuild the original features; living room mirror plaster repair and gilding; replacement of cane radiator covers; and many more projects.**



Type of Services

Roof Replacement & Restoration
Water Infiltration Remediation
Masonry Repair
Walls and Foundation Repairs
Historical Preservation Project
Additional Building Renovations

Name of Project Owner

McKinley Estate
304/232-3801

Date of project completion

Multiple years - most recent is on-going

Any additional information deemed relevant

Willow Glen is a massive sandstone home built in 1920. It took six years to build and is almost entirely built of West Virginia materials. The home includes a coal mine in the basement which was mined regularly. The American Heritage Society listed Willow Glen in their guide book, "Historic Houses of America."



Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
 Centralized Expression of Interest
 02 – Architect/Engr

Proc Folder: 540839

Doc Description: EOI: Bldg 8 Governor's Mansion Roof Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-01-22	2019-02-14 13:30:00	CEOI 0211 GSD1900000004	1

BID RECEIVING LOCATION

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

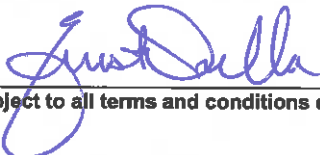
VENDOR

Vendor Name, Address and Telephone Number:

*000000206862
 McKinley Architecture and Engineering
 129 Summers Street - Suite 201
 Charleston, West Virginia 25301
 (304) 340-4267

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov


Signature X 

FEIN # 55-0696478

DATE February 4, 2019

All offers subject to all terms and conditions contained in this solicitation

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.



(Name, Title)
Ernest Dellatorre, President

(Printed Name and Title)
129 Summers Street - Suite 201, Charleston, West Virginia 25301

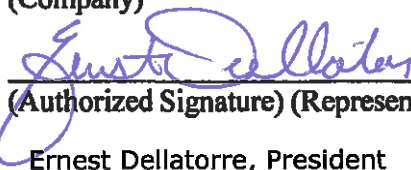
(Address)
(304) 340-4267 | (304) 340-4269

(Phone Number) / (Fax Number)
edellatorre@mckinleydelivers.com

(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

McKinley Architecture and Engineering

(Company)


(Authorized Signature) (Representative Name, Title)
Ernest Dellatorre, President

(Printed Name and Title of Authorized Representative)
February 4, 2019

(Date)
(304) 340-4267 | (304) 340-4269

(Phone Number) (Fax Number)

West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: McKinley Architecture and Engineering **Address:** 129 Summers Street - Suite 201
Charleston, West Virginia 25301

Authorized Agent: Ernest Dellatorre **Address:** same as above

Contract Number: CEOI 0211 GSD1900000004 **Contract Description:** EOI: Bldg 8 Governor's Mansion Roof Project

Governmental agency awarding contract: West Virginia General Services Division

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. **Subcontractors or other entities performing work or service under the Contract**
 Check here if none, otherwise list entity/individual names below.

2. **Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)**
 Check here if none, otherwise list entity/individual names below.

3. **Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)**
 Check here if none, otherwise list entity/individual names below.

Signature:  **Date Signed:** February 4, 2019

Notary Verification

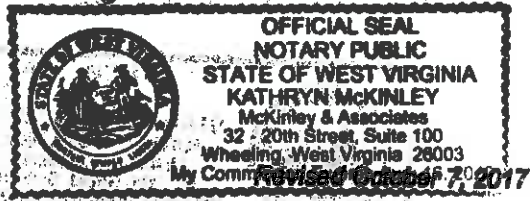
State of West Virginia, County of Ohio:

I, Ernest Dellatorre, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 4 day of February, 2019.


Notary Public's Signature

To be completed by State Agency:
Date Received by State Agency: _____
Date submitted to Ethics Commission: _____
Governmental agency submitting Disclosure: _____



STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

CONSTRUCTION CONTRACTS: Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

EXCEPTION: The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: McKinley Architecture and Engineering

Authorized Signature: *[Signature]* Date: February 4, 2019

State of West Virginia

County of Ohio, to-wit:

Taken, subscribed, and sworn to before me this 4 day of February, 2019.

My Commission expires August 16, 2020.

AFFIX SEAL HERE



NOTARY PUBLIC *[Signature]*

Included is a copy of Christina Schessler's (*your project manager / lead architect*) Registration & Authorization Certificate to provide Architectural Services in West Virginia. In addition, a listing of all the professionals' degrees and licenses are found on their resumes in the first section. Moreover, copies of McKinley's various certifications and licenses are found on the upcoming pages.

The West Virginia Board of Architects

certifies that

CHRISTINA ANN SCHESSLER

is registered and authorized to practice
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number [REDACTED]

The registration is in good standing until June 30, 2019.



A handwritten signature in cursive script, appearing to read "Emily R. [unclear]".

Board Administrator



CERTIFICATE

J. Ken Hechler, Secretary of State of the State of West Virginia, hereby certify that

by the provisions of Chapter 31, Article 1, Sections 27 and 28 of the West Virginia Code, the Articles of Incorporation of

McKINLEY & ASSOCIATES, INC.

conform to law and are filed in my office. I therefore declare the organization to be a Corporation for the purposes set forth in its Articles, with the right of perpetual existence, and I issue this

CERTIFICATE OF INCORPORATION

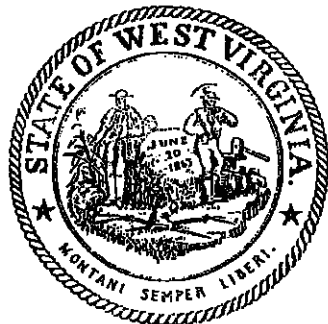
to which I have attached a duplicate original of the Articles of Incorporation.

Given under my hand and the Great Seal of the State of West Virginia, on this

FIFTEENTH day of
DECEMBER 19 89

Ken Hechler

Secretary of State.



State of West Virginia



Certificate

*I, Natalie E. Tennant, Secretary of State of the
State of West Virginia, hereby certify that*

MCKINLEY & ASSOCIATES, INC.

was incorporated under the laws of West Virginia and a Certificate of Incorporation was issued by the West Virginia Secretary of State's Office on December 15, 1989.

I further certify that the corporation has not been revoked by the State of West Virginia nor has the West Virginia Secretary of State issued a Certificate of Dissolution to the corporation.

Accordingly, I hereby issue this

CERTIFICATE OF EXISTENCE

Validation ID:0WV3W_CQTDH



*Given under my hand and the
Great Seal of the State of
West Virginia on this day of
October 27, 2015*

Natalie E. Tennant

Secretary of State

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site: <https://apps.wv.gov/sec/business/corps/corps/corps.asp> entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

MCKINLEY & ASSOCIATES, INC.

C00366-00

Engineer in Responsible Charge: TIM E MIZER - WV PE 013169

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2018 - December 31, 2019

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD

BOARD PRESIDENT

Per your request on the "General Terms and Conditions" Part 8 "Insurance," on the following pages you will see copies of our various Insurance Coverages.

ACORD		CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY) 01/24/2019	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Paul Associates 1311 Chapline Street P. O. Box 990 Wheeling, WV 26003-0123				CONTACT NAME: PHONE (A/C No. Ext): 304.233.3303 FAX (A/C No): 304.233.3333 E-MAIL: ADDRESS: PRODUCER CUSTOMER ID C:			
INSURED McKinley & Associates Inc McKinley Architecture and Engineering LLC McKinley Architecture and Engineering 32 20th St Ste 100 Wheeling, WV 26003-3746				INSURER(S) AFFORDING COVERAGE		NAIC #	
				INSURER A: Cincinnati Insurance Co.		10677	
				INSURER B: Brickstreet Ins		Brick	
				INSURER C:			
				INSURER D:			
				INSURER E:			
				INSURER F:			
COVERAGES		CERTIFICATE NUMBER: 2018-2019 COI's			REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
GENL AGGREGATE LIMIT APPLIES PER:							PRODUCTS - COMPROP AGG \$ 2,000,000
POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/>							\$
A	AUTOMOBILE LIABILITY			EPP/EBA0146335	06/15/2018	06/15/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS						\$
<input checked="" type="checkbox"/> NON-OWNED AUTOS						\$	
A	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	EPP/EBA0146335	06/15/2018	06/15/2019	EACH OCCURRENCE \$ 1,000,000
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DEDUCTIBLE						\$
	RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYER'S LIABILITY		Y/N	WCB1018014	12/30/2018	12/30/2019	WC STAY-TOPTV LIMITS <input checked="" type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in WV)		N/A	PA EL INCLUDED			E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below			WV BROAD FORM EL			E.L. DISE/SE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES. (Attach ACORD 101, Additional Remarks Schedule, if more space is required)							
CERTIFICATE ISSUED AS PROOF OF INSURANCE.							
CERTIFICATE HOLDER				CANCELLATION			
MCKINLEY & ASSOCIATES, INC. ATTN: LISA DICARLO 32-20TH STREET STE 100 WHEELING, WV 26003				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
				AUTHORIZED REPRESENTATIVE <i>Lee C. Powell III 1/24/19 Jm</i>			
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